

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: May 6, 2026

PREPARED BY: Eric Jones, Case Planner

PROJECT SUMMARY: Long Range Planning Project Number LR26-0139, Amending the Uptown Temecula Specific Plan as detailed in Ordinance “2026-__” attached here as Exhibit A.

RECOMMENDATION: That the Planning Commission of the City of Temecula adopt a resolution recommending that the City Council approve the proposed Uptown Temecula Specific Plan amendments and the Uptown Temecula Streetscape and Sidewalk Improvement Standards.

CEQA: Pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the EIR was prepared, which concludes that the proposed changes, additions, or modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and/or mitigated in the Uptown Temecula Specific Plan Environmental Impact Report (EIR) that was certified in November 2015 (SCH #2013061012). None of the conditions in State CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR are present, and no additional environmental review is required.

BACKGROUND SUMMARY

The Uptown Temecula Specific Plan (UTSP) encompasses approximately 560 acres and is located north of Rancho California Road, west of Interstate 15, east of Diaz Road/Murrieta Creek and south of Cherry Street. The UTSP includes six districts and two overlay areas, consisting of a mixed-use residential development, as well as property designated for conservation/open space (Murrieta Creek).



The City Council adopted the Uptown Temecula Specific Plan on November 17, 2015, and as part of the adoption, the Council also directed staff to prepare a streetscape beautification and marketing plan for the newly adopted Uptown Temecula Specific Plan. In June of 2017, Staff entered into an agreement with Spurlock Landscape Architects to prepare the Uptown Temecula Streetscape and Sidewalk Improvement Standards (Sidewalk Standards). The development of the Sidewalk Standards involved two community workshops on July 17, 2017 and August 31, 2017, two meetings with Public Works, two meetings with the Planning Commission Sub Committee, and four meetings with the City Council Uptown Temecula Ad Hoc Subcommittee to obtain input and direction while developing the plan.

Staff and the development community have now been working with the Specific Plan and its Streetscape and Sidewalk Improvement Standards for a number of years. Staff has identified various typographical edits and needed clarifications to improve the implementation of the Plan. Both the proposed Streetscape and Sidewalk Improvement Standards and the proposed Specific

Plan amendments are further detailed in the following pages. None of the proposed amendments impact the development fundamentals of the Plan.

Listed below is a summary of the proposed changes to the Uptown Temecula Specific Plan and Streetscape and Sidewalk Improvement Standards organized by chapter. Each is discussed in greater detail in the analysis section of this report:

Proposed Amendments to the Streetscape and Sidewalk Improvement Standards

1. Chapter 3.0 Design Standards
 - a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - c. Section 3.2.3 Street Trees and Understory Planting – Remove all reference to Silva Cell for understory planting requirements
2. Chapter 4.0 Appendix
 - a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - c. Remove the Silva Cell requirements and the associated cut sheets
 - d. Replace the product cut sheets for pedestrian lights and streetlights with increased height

Proposed Amendments to the Uptown Temecula Specific Plan

3. Chapter 1 Introduction & Overview
 - a. Add Appendices “G – Uptown Temecula Streetscape and Sidewalk Improvement Standards” and “H – Uptown Temecula Street Parking”
4. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects
5. Chapter 3: Land Use and Development Standards
 - a. Table 3-1 Land Use Matrix – Amend the use matrix to implement the Live Entertainment Ordinance (Ord. No. 2022-06) and add a reference for alcoholic beverage sales to follow Chapter 17.10 Alcohol of the Temecula Municipal Code
 - b. Table 3-9 Parking Requirements – All Districts – include a requirement of development to include 10% bicycle parking
 - c. Section I Street Cross Section Standards – Update the street cross sections
 - d. Section G Block and Circulation Standards – Add Subsection vii to include the requirement for a road alignment study for projects that require or propose to construct new roads for development

- e. Section G Block and Circulation Standards – Implement a new street naming convention for new streets
 - f. Section G Block and Circulation Standards – Change “hypothetical street grid” to “proposed street grid” throughout the section
 - g. Exhibit 3-13 – Change the title of the exhibit from “Hypothetical Development of New Streets” to “Proposed Development of New Streets” and correct any reference throughout the section
 - h. Exhibit 3-14 – Change the title of the exhibit from “Hypothetical Street Network” to “Proposed Street Network” and correct any reference throughout the section
 - i. Table 3-14 Block Standards – Add a reference to the bottom of the table referring to the road alignment study required for new roads and any deviation would require the written approval of the Director of Public Works
 - j. Item b) “Utility Furnishing Zone” of Subsection 1 “Establishment of Sidewalk Zones” of Section H “Sidewalk Standards” – Add language to state that no utility fixtures are permitted above grade (visible) within the Utility Furnishing Zone
6. Chapter 4: Architectural Standards
- a. Exhibit 4-11 Allowable Frontage Types – Modify the graphics to show the correct building placement for Arcade and High Arcade frontage types
 - b. Replace the term “Tall Arcade” with “High Arcade” for consistency throughout the chapter
 - c. Exhibits 4-18, 4-19, and 4-20 – replace “Tall Arcade” with “High Arcade” for consistency
7. Chapter 5: Design Guidelines
- a. Exhibits 5-3, and 5-4 – Modify the graphics to show the correct placement of the building on the Build To Line and Property Line
 - b. Section E Utility Guidelines – Add language to require early consultation with utility providers (water, gas, electricity, and communication)
 - c. Item b) Street Lighting of Subsection 3 Street Furnishings of Section I Streetscape Guidelines – Amend the language to state that street lights shall be spaced at a 60’ interval or as determined by the Director of Public Works
8. Appendix A: Glossary of Terms
- a. Update and expand the definition of “Restaurant” for compliance with the Live Entertainment Ord. (Ord. No. 2022-06)

ANALYSIS

Outlined below is the explanation for the proposed amendments:

Analysis of Proposed Amendments to the Streetscape and Sidewalk Improvement Standards

- 1. Chapter 3.0 Design Standards
 - a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - i. Presently there is ambiguity in the variety or subspecies of California Sycamore called for in the Specific Plan. The proposed ordinance would

clarify and specify that only the *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a sycamore tree is called for.

- b. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - i. The intent to have alternating sidewalk color and texture has proved challenging in application due to the intermittent development pattern occurring in the Specific Plan area, causing inconsistencies in the new sidewalks effectively negating the reason for including the standard. The proposed ordinance would remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines.
 - c. Section 3.2.3 Street Trees and Understory Planting – Remove all reference to Silva Cell for understory planting requirements
 - i. The Specific Plan requires new street trees to have a minimum of 40 square feet of root zone at a depth of 36 inches and provides for the use of Silva Cells when such an area is not possible. Silva Cells are a modular suspended pavement system that can provide for additional root zone area. As development in the Specific Plan area increases, the use of such systems are proving infeasible due to the existing utilities in the right-of-way, the inconsistent development pattern, as well as the increased costs associated with such suspended pavement systems. This ordinance would remove the requirement to utilize Silva Cells and remove all references to such devices.
2. Chapter 4.0 Appendix
- a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - i. Presently, there is ambiguity in the variety or subspecies of California Sycamore called for in the Specific Plan. The proposed ordinance would clarify and specify that only the *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a sycamore tree is called for. The ‘Bloodgood’ variety of the California Sycamore is a preferred variety due to its increased resistance to disease and its rapid canopy growth.
 - b. Section 4.1.2 Recommended Paving and Site Furnishings by District - Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - i. The intent to have alternating sidewalk color and texture has proved challenging in application due to the intermittent development pattern occurring in the Specific Plan area, causing inconsistencies in the new sidewalks effectively negating the standards reason for inclusion. The proposed ordinance would remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Standards.
 - c. Section 4.1.2 Recommended Paving and Site Furnishings by District - Remove the Silva Cell requirements and the associated cut sheets

- i. The Specific Plan requires new street trees to have a minimum of 40 square feet of root zone at a depth of 36 inches and provides for the use of Silva Cells when such an area is not possible. Silva Cells are a modular suspended pavement system that can provide for additional root zone area. As development in the Specific Plan area increases, the use of such systems are proving infeasible due to the existing utilities in the right-of-way, the inconsistent development pattern, as well as the increased costs associated with such suspended pavement systems. The proposed ordinance would remove the product cut sheet for Silva Cells and all associated references to such systems.
- d. Replace the product cut sheets for pedestrian lights and streetlights
 - i. The Specific Plan as adopted includes product cut sheets for 2 types of streetlights, for pedestrian (15-feet) and vehicular use (20-feet). As the Specific Plan builds out it has become evident that the heights of the streetlights are insufficient and allow for easy climbing and in turn potential injury or damage to public property. The proposed ordinance would remove and replace the cut sheets for both the pedestrian and vehicular streetlights with new cut sheets reflecting a 20-foot height for pedestrian lights and 25-foot height for vehicular lights. The design, color, finish and bulb type will remain unchanged.

Analysis of Proposed Amendments to the Uptown Temecula Specific Plan

- 3. Chapter 1 Introduction & Overview
 - a. Subsection 8 Appendices of Chapter B Plan Organization, add a reference to Appendix “G – Uptown Temecula Streetscape and Sidewalk Improvement Standards”
 - i. This appendix was previously adopted by Ordinance No. 19-05 and only adds a reference to the existing document.
- 4. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects
 - i. The proposed ordinance would add a note to the table that would clarify that all modifications to a development would be cumulative over the life of the project to prevent piecemealing of a project to avoid the requirements within the Specific Plan.
- 5. Chapter 3: Land Use and Development Standards
 - a. Table 3-1 Land Use Matrix – Amend the use matrix to implement the Live Entertainment Ordinance (Ord. No. 2022-06)
 - i. Ordinance 2022-06 “Live Entertainment Ordinance” was passed by the City Council on April 12, 2022 and regulates live entertainment through the use of an annual live entertainment license. This proposed Ordinance would update the Land Use Matrix to include the requirements of Ordinance 2022-06 within the Uptown Temecula Specific Plan area to clarify that the live entertainment ordinance also applies within the Specific Plan.

- b. Table 3-9 Parking Requirements – All Districts – include a requirement of development to include 10% bicycle parking
 - i. As adopted, the Specific Plan does not require bicycle parking within its development standards. This ordinance would amend the development standards to include bicycle parking on the ground floor at a rate of 10% of required or provided vehicle parking spaces. The Temecula Municipal Code currently requires 5% bicycle parking for developments and staff believes that the mixed-use nature, increased density and limited parking requirements of the Specific Plan area justifies the increase in bicycle parking.
- c. Section I Street Cross Section Standards – Update the street cross sections
 - i. As originally adopted, the street cross section standards contained assumptions about the currently in place infrastructure within the specific plan area and as development has occurred, these discrepancies have been a source of confusion for applicants and staff. The proposed amendment will replace all street cross sections with updated standards that consider current conditions and existing infrastructure. There is currently a total of 44 street cross sections that will be replaced with 23 new cross sections. These updated cross sections are easier to understand.
- d. Subsection 3 Introducing New Blocks and Streets of Section G Block and Circulation Standards – include the requirement for a road alignment study for projects that require or propose to construct new roads for development
 - i. This ordinance would add item “vii” which would require a road alignment study be submitted at the time of application to the Director of Public Works for approval. This would be a requirement of all development that requires or proposes new roads within Uptown.
- e. Section G Block and Circulation Standards – Implement a new street naming convention for new streets
 - i. This ordinance would add “Subsection 4 New Street Naming Convention” to implement an orderly and understandable street naming convention that furthers the identity of the six (6) unique districts within the Specific Plan
- f. Section G Block and Circulation Standards – Change “hypothetical street grid” to “proposed street grid” throughout the section
 - i. Replace the term “Hypothetical” with “Proposed” as it relates to the street grid discussed throughout this document. This will eliminate confusion for developers who may look at the existing terminology surrounding street development and think it is a mere suggestion and not required to be followed, that is neither the case nor intent.
- g. Exhibit 3-13 – Update exhibit name
 - i. The proposed ordinance would rename the exhibit from “Hypothetical Development of New Streets” to “Proposed Development of New Streets,” to clarify that the hypothetical street grid is the City’s proposed street grid layout for the Uptown Temecula Specific Plan.

- h. Exhibit 3-14 – Update exhibit name
 - i. The proposed ordinance would rename the exhibit from “Hypothetical Street Network” to “Proposed Street Network” to clarify that the hypothetical street grid is the City’s proposed street grid layout for the Uptown Temecula Specific Plan.
 - i. Table 3-14 Block Standards – Add a reference to the bottom of the table
 - i. The proposed ordinance would remove the existing note for Table 3-14 and replace it with: “New development projects that propose or require new roads as part of their development shall submit, at the time of application, to the Director of Public Works for approval, a road alignment study that either demonstrates conformity to Exhibit 3-13: Proposed Street Network or provides an alternative road alignment study which shall demonstrate strict adherence to Table 3-14: Block Standards and provide equal or greater connectivity as Exhibit 3-14: Proposed Street Network.” The new note would ensure that any proposed streets would be constructed to the standards contained within the Specific Plan and any deviation thereto would require written approval of the Director of Public Works.
 - j. Item b) “Utility Furnishing Zone” of Subsection 1 “Establishment of Sidewalk Zones” of Section H “Sidewalk Standards” – Add language to state that no utility fixtures are permitted above grade (visible) within the Utility Furnishing Zone
 - i. Early, deliberate and pedestrian minded planning can make all the difference to a streetscape of a community coming into its identity as it develops and redevelops. The proposed ordinance would add language to require developers to coordinate early with utility providers and provide those coordination efforts in writing to the satisfaction of the Director of Public Works. Lack of planning on a developer’s part shall not constitute a reason for blight within the Uptown Specific Plan area.
6. Chapter 4: Architectural Standards
- a. Exhibit 4-11 Allowable Frontage Types – Correct the graphics
 - i. As presently adopted, Exhibit 4-11 “Allowable Frontage Types” contains an error, the proposed ordinance would modify the “Arcade” and “High Arcade” frontages to show the colonnade portion of the building aligning to the property line and the ground floor is aligned at the build-to line.
 - b. Replace the term “Tall Arcade” with “High Arcade” for consistency throughout the chapter
 - i. The proposed ordinance would replace the term “Tall Arcade” with “High Arcade.” The terms “Tall Arcade” and “High Arcade” are used interchangeably throughout this section and have the same meaning. This change would consolidate the terms into “High Arcade” for consistency and ease of use.
 - c. Exhibits 4-18, 4-19, and 4-20 – Correct the graphic titles
 - i. The above exhibits reference “Tall Arcade” and will be corrected to “High Arcade” for consistency throughout the document.

7. Chapter 5: Design Guidelines

- a. Exhibits 5-3, and 5-4 – Modify the graphics to show the correct placement of the building on the Build To Line and Property Line.
 - i. As presently adopted, Exhibit 5-3 “Arcade Frontage” contains an error, the proposed ordinance would modify the exhibit to show the colonnade portion of the building aligning to the property line and the ground floor is aligned to the build-to line.
- b. Section E Utility Guidelines – Add language to require early consultation with utility providers (water, gas, electricity, and communication)
 - i. Add language to the Utility Guidelines section to state that no utility fixtures are permitted within the Utility Furnishing Zone without the written permission of the Director of Public Works and require early coordination with utility providers. In addition, would replace “should” with “shall” throughout Section E as it relates to utility consultations.
- c. Item b) Street Lighting of Subsection 3 Street Furnishings of Section I Streetscape Guidelines - Amend the language to clarify that streetlights with pedestrian lights shall be spaced at 120’ interval and streetlights without pedestrian lights shall be spaced at a 60’ interval or as determined by the Director of Public Works.
 - i. As presently adopted, the spacing for streetlights is left to the discretion of the Director of Public Works. This proposed ordinance would specify the spacing of streetlights is sixty (60) feet or as determined by the Director of Public Works. This distance has proven effective for the ongoing development and shall be applied throughout the Specific Plan area.

8. Appendix A: Glossary of Terms

- b. Update and expand the definition of “Restaurant” for compliance with the Live Entertainment Ord. (Ord. No. 2022-06)
 - i. “Restaurant (bona fide public eating establishment) without alcohol” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods and nonalcoholic beverages prepared, served, and consumed on the premises. Entertainment establishments that allow dancing shall be considered a class III establishment.
 - ii. “Restaurant (bona fide public eating establishment) with beer and wine sales” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, and wine prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer and wine sales, an establishment shall meet the following requirements:

- 1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.

2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
 3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.
 4. No entertainment shall be provided without an active and valid entertainment license.
 5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.
 6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.
- iii. “Restaurant (bona fide public eating establishment) with beer, wine and distilled spirits” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, wine, and distilled spirits, prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer, wine, and distilled spirit sales, an establishment shall meet the following requirements:

1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.
2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.
4. No entertainment shall be provided without an active and valid entertainment license.
5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.

6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *Press Enterprise* on April 23, 2026.

ENVIRONMENTAL DETERMINATION

Pursuant to State CEQA Guidelines Section 15164, an Addendum to the EIR has been prepared, which concludes that the proposed changes, additions, or modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and/or mitigated in the Uptown Temecula Specific Plan Environmental Impact Report (EIR) that was certified in November 2015 (SCH #2013061012). None of the conditions in State CEQA Guidelines Section 15162 that require the preparation of a subsequent EIR are present, and no additional environmental review is required. A Negative Declaration will be filed with the County Clerk of the Board.

- ATTACHMENTS:**
1. PC Resolution with Addendum to EIR
Exhibit A – City Council Resolution EIR Addendum
Exhibit B – Uptown Addendum EIR
 2. PC Resolution with Ordinance
Exhibit A – City Council Ordinance Adopting Addendum to EIR
Exhibit B – Specific Plan Amendment
 3. Notice of Public Hearing
 4. Draft Notice of Determination

PC RESOLUTION NO. 2026-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF TEMECULA RECOMMENDING THAT THE
CITY COUNCIL OF THE CITY OF TEMECULA ADOPT AN
EIR ADDENDUM FOR THE UPTOWN TEMECULA
SPECIFIC PLAN AND UPTOWN TEMECULA STREET
SCAPE AND SIDEWALK IMPROVEMENT STANDARDS
AMENDMENT GENERALLY LOCATED W WEST OF
INTERSTATE 15, SOUTH OF CHERRY STREET, AND
NORTH OF RANCHO CALIFORNIA ROAD**

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. Long Range Planning Project No. LR26-0139, a Specific Plan Amendment Application was filed by the City in a manner in accord with the City of Temecula General Plan and Development Code.

B. The project site is approximately 560 acres and encompasses the entire Uptown Temecula Specific Plan area.

C. The application was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as "CEQA").

D. Pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000, et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. § 14000, et seq.), the City is the lead agency for the Project.

E. The City prepared an Environmental Impact Report (EIR) Addendum for the project in accordance with CEQA Section 15164 of the State CEQA Guidelines.

F. The Planning Commission, at a regular meeting, considered the Application and environmental review on May 6, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter.

G. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Findings. After due consideration of the EIR Addendum and the Project and in the exercise of its independent judgment, the Planning Commission hereby finds and resolves that:

A. All of the above recitals are true and correct, and are hereby incorporated into this section as though set forth in full.

B. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines.

C. The Planning Commission has reviewed and considered the administrative record before it, which is hereby incorporated by reference, and which includes the EIR Addendum, staff reports and presentations and all oral and written testimony.

D. The Planning Commission has reviewed the EIR Addendum and all comments and based on the whole record before it finds that: (1) the EIR Addendum was prepared in compliance with CEQA; (2) there is no substantial evidence that the Project will have a significant effect on the environment; and (3) the EIR Addendum reflects the independent judgment and analysis of the Planning Commission.

E. The Planning Commission, in the exercise of its independent judgment, recommends that the City Council adopt the EIR Addendum for the Project as described in the attached Exhibit A.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 6th day of May, 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF TEMECULA)

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the foregoing PC Resolution No. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 6th day of May 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS

ABSTAIN: PLANNING COMMISSIONERS

ABSENT: PLANNING COMMISSIONERS

Matt Peters
Secretary

RESOLUTION NO. 2026-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TEMECULA TO ADOPT AN EIR ADDENDUM FOR
THE UPTOWN TEMECULA SPECIFIC PLAN AND
UPTOWN TEMECULA STREET SCAPE AND SIDEWALK
IMPROVEMENT STANDARDS AMENDMENT
GENERALLY LOCATED WEST OF INTERSTATE 15,
SOUTH OF CHERRY STREET, AND NORTH OF RANCHO
CALIFORNIA ROAD**

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS
FOLLOWS:

Section 1. The City Council of the City of Temecula does hereby find, determine and
declare that:

A. Long Range Planning Project No. LR26-0139, a Specific Plan Amendment
Application was filed by the City in a manner in accord with the City of Temecula General Plan
and Development Code.

B. The project site is approximately 560 acres and encompasses the entire Uptown
Temecula Specific Plan Area.

C. The application was processed including, but not limited to a public notice, in the
time and manner prescribed by State and local law including the California Environmental Quality
Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act
Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as “CEQA”).

D. Pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code §
21000, et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. § 14000, et seq.), the City is
the lead agency for the Project.

E. The City prepared an EIR Addendum for the project in accordance with CEQA
Section 15164 of the State CEQA Guidelines.

F. On May 6, 2026, the Planning Commission, held a duly noticed public hearing to
consider the EIR Addendum and the Project, at which time the Planning Commission heard and
considered information presented by City staff on the Project and its environmental review. In
addition, all interested persons had an opportunity to and did testify regarding this matter.

G. Following consideration of the entire record of information received at the public
hearing and due consideration of the proposed Project, the Planning Commission adopted
Resolution No. 2026-__ recommending that the City Council adopt the EIR Addendum for the
Project. The Planning Commission also adopted Resolution No. 2026-__ thereby recommending
that the City Council take various actions, including adoption of a Specific Plan Amendment.

H. Prior to taking action at the noticed City Council public hearing held on _____, 2026, the City Council has heard, been presented with, reviewed, and considered the information and data in the administrative record, as well as oral and written testimony presented to it during meetings and hearings. No comments or any additional information submitted to the City have produced any substantial new information to support a fair argument requiring additional environmental review under CEQA because no new significant environmental impacts were identified, nor was any substantial increase in the severity of any previously disclosed environmental impacts identified.

Section 2. Substantive Findings. The City Council of the City of Temecula, California does hereby find, determine and declare that:

A. All of the above recitals are true and correct and are hereby incorporated into this section as though set forth in full.

B. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines.

C. The City Council has independently considered the administrative record before it, which is hereby incorporated by reference and which includes the EIR Addendum, staff reports and presentations, and all oral and written testimony.

D. The City Council has reviewed the EIR Addendum and all comments received regarding the Final MND prior to and at the _____, 2026 public hearing, and based on the whole record before it finds that: (1) the Final MND was prepared in compliance with CEQA; (2) there is no substantial evidence that the Project will have a significant effect on the environment following imposition of the mitigation that has been proposed and is included in the Mitigation Monitoring and Reporting Program attached hereto as Exhibit "A" and incorporated herein by this reference; and (3) the Final MND reflects the independent judgment and analysis of the City Council.

E. Based on the findings set forth in the Resolution, the City Council hereby adopts the EIR Addendum, attached hereto as Exhibit "A" and incorporated herein by this reference.

F. The City Council hereby directs staff to file a Notice of Determination as set forth in Public Resources Code section 21152(a).

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula
this 6th day of May, .

Jessica Alexander, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing
Resolution No. 2026- was duly and regularly adopted by the City Council of the City of
Temecula at a meeting thereof held on the day of , , by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk

**ADDENDUM NO.1 TO UPTOWN TEMECULA SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT (SCH# 2013061012)**

**Prepared by the City of Temecula
In its capacity as a Lead Agency**

PROJECT TITLE: Uptown Temecula Specific Plan Amendment #1 (LR26-0139)

PROJECT APPLICANT: City of Temecula

PROJECT DESCRIPTION: Long Range Project No. LR26-0139, a Specific Plan Amendment to the Uptown Temecula Specific Plan and Uptown Temecula Street Scape and Sidewalk Improvement Standards.

BACKGROUND: The Uptown Specific Plan and related Environmental Impact Report (EIR) were originally adopted on November 17, 2015. The specific plan was adopted by Ordinance No. 15-13 and the EIR was adopted by Resolution No. 15-065. The Streetscape and Sidewalk Improvement Standards were recommended for adoption by the Planning Commission on March 20, 2019 by Planning Commission Resolution 19-12. The City Council adopted the document on May 14, 2019 by Ordinance No. 19-05.

Proposed Amendments to the Uptown Temecula Specific Plan

1. Chapter 1 Introduction & Overview
 - a. Add Appendices “G – Uptown Temecula Streetscape and Sidewalk Improvement Standards”
2. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects
3. Chapter 3: Land Use and Development Standards
 - a. Table 3-1 Land Use Matrix – Amend the use matrix to implement the Live Entertainment Ordinance (Ord. No. 2022-06) and add a reference for alcoholic beverage sales to follow Chapter 17.10 Alcohol of the Temecula Municipal Code
 - b. Table 3-9 Parking Requirements – All Districts – include a requirement of development to include 10% bicycle parking
 - c. Section I Street Cross Section Standards – Update the street cross sections
 - d. Section G Block and Circulation Standards – Add Subsection vii to include the requirement for a road alignment study for projects that require or propose to construct new roads for development
 - e. Section G Block and Circulation Standards – Implement a new street naming convention for new streets
 - f. Section G Block and Circulation Standards – Change “hypothetical street grid” to “proposed street grid” throughout the section
 - g. Exhibit 3-13 – Change the title of the exhibit from “Hypothetical Development of New Streets” to “Proposed Development of New Streets” and correct any reference throughout the section
 - h. Exhibit 3-14 – Change the title of the exhibit from “Hypothetical Street Network” to “Proposed Street Network” and correct any reference throughout the section

Uptown Temecula Specific Plan Amendment No. 5 (LR26-0139)
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- i. Table 3-14 Block Standards – Add a reference to the bottom of the table referring to the road alignment study required for new roads and any deviation would require the written approval of the Director of Public Works
 - j. Item b) “Utility Furnishing Zone” of Subsection 1 “Establishment of Sidewalk Zones” of Section H “Sidewalk Standards” – Add language to state that no utility fixtures are permitted above grade (visible) within the Utility Furnishing Zone
4. Chapter 4: Architectural Standards
- a. Exhibit 4-11 Allowable Frontage Types – Modify the graphics to show the correct building placement for Arcade and High Arcade frontage types
 - b. Replace the term “Tall Arcade” with “High Arcade” for consistency throughout the chapter
 - c. Exhibits 4-18, 4-19, and 4-20 – replace “Tall Arcade” with “High Arcade” for consistency
5. Chapter 5: Design Guidelines
- a. Exhibits 5-3, and 5-4 – Modify the graphics to show the correct placement of the building on the Build To Line and Property Line
 - b. Section E Utility Guidelines – Add language to require early consultation with utility providers (water, gas, electricity, and communication)
 - c. Item b) Street Lighting of Subsection 3 Street Furnishings of Section I Streetscape Guidelines – Amend the language to state that street lights shall be spaced at a 60’ interval or as determined by the Director of Public Works
6. Appendix A: Glossary of Terms
- a. Update and expand the definition of “Restaurant” for compliance with the Live Entertainment Ord. (Ord. No. 2022-06)

Proposed Amendments to the Streetscape and Sidewalk Improvement Standards

1. Chapter 3.0 Design Standards
- a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - c. Section 3.2.3 Street Trees and Understory Planting – Remove all reference to Silva Cell for understory planting requirements
2. Chapter 4.0 Appendix
- a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b.
 - c. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - d. Remove the Silva Cell requirements and the associated cut sheets
 - e. Replace the product cut sheets for pedestrian lights and streetlights

PURPOSE: This addendum to the Environmental Impact Report is being prepared pursuant to CEQA Guidelines Section 15164 which allows for a lead agency to prepare an addendum to a previously adopted Environmental Impact Report. Specifically, CEQA Guidelines Section 15164(b) provides that an addendum to an adopted Environmental Impact Report may be prepared if only

minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent Environmental Impact Report have occurred.

Pursuant to CEQA Guidelines Section 15162, no subsequent Environmental Impact Report shall be prepared for the project unless, on a basis of substantial evidence in light of the whole record, one or more of the following is determined:

1. Substantial changes are proposed in the project that will require major revisions of the previous Environmental Impact Report due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance identifies one or more significant effects not discussed in the previous Environmental Impact Report.

FINDINGS CONCERNING ENVIRONMENTAL IMPACTS OF THE PROJECT:

In accordance with the California Environmental Quality Act (CEQA), the environmental impacts of the original project were studied in an EIR that was certified in 2015 (SCH 2013061012). In compliance with CEQA Guidelines Section 15164 an Addendum to the EIR has been prepared which concludes that the proposed amendment to the Specific Plan that has been previously outlined does not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated and no further environmental review is necessary. Updates to the Specific Plan include: the addition of Appendices G (Streetscape and Sidewalk Improvement Standards); the addition of various clarification footnotes throughout the document; the addition of references discussing the existing live entertainment ordinance and alcoholic beverage sales requirements contained in the Temecula Municipal Code; the addition of a 10% bicycle parking requirement for all districts; an update of the existing street cross sections; the addition of road alignment study requirements including the need for written approval of the Public Works Director; implementation of a new naming convention for streets; revising the term "hypothetical Street Grid" to "Proposed Street Grid" throughout the document; revise an exhibit title from "Hypothetical Development of New Streets" to "Proposed Development of New Streets" throughout the document; ; the addition of language stating that no utility fixtures are permitted above grade; modify various incorrect graphics to show correct building placement; revise the term "Tall Arcade" to "High Arcade" also revise related exhibits; include language requiring applicants to begin early consultation with utility providers; include clarifying language regarding street light placement; and revise the definition of restaurant.

Updates to the Street Scape and Sidewalk Improvement Standards include: specifying the type of sycamore to be used in the specific plan area; removal of a concrete type; removal of reference to Silvia Cells for tree roots; and revision of product cut sheets for pedestrian lights and street lights.

None of the circumstances in CEQA Guidelines Section 15162 exist to require any additional environmental review and no further documentation is necessary. This is because the amendments as described above consist of graphic corrections, revisions of terms, inclusion of additional footnotes, removal of sidewalk materials and general clarifications throughout the document. These revisions do not constitute substantial changes that will require major revisions of the previous EIR

Uptown Temecula Specific Plan Amendment No. 5 (LR26-0139)
Addendum to Initial Environmental Study

due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are not substantial changes that occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Finally, there is no new information of substantial importance that identified one or more significant effects not discussed in the previous EIR.

By: _____

Title: _____

Date:

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN TEMECULA STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS FOR THE AREA GENERALLY LOCATED WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET AND NORTH OF RANCHO CALIFORNIA ROAD, AND ADOPT AN ADDENDUM TO THE CERTIFIED UPTOWN TEMECULA EIR (SCH #2013061012)”

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. Long Range Planning Project No. LR26-0139, a Specific Plan Amendment Application (the “Project”) was processed by the City in a manner in accord with the City of Temecula General Plan and Development Code.

B. The project site is approximately 560 acres and encompasses the entire Uptown Temecula Specific Plan Area.

C. The application was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as “CEQA”).

D. Pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000, et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. § 14000, et seq.), the City is the lead agency for the Project.

E. In November 17, 2015, the City Council adopted the Uptown Specific Plan (“Specific Plan”). At that time, the City certified the Uptown Temecula Specific Plan Environmental Impact Report (EIR) (SCH #2013061012).

F. The City prepared an Environmental Impact Report (EIR) Addendum for the project in accordance with CEQA Section 15164 of the State CEQA Guidelines.

G. The Planning Commission, at a regular meeting, considered the Project and environmental review on May 6, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter.

H. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Environmental Compliance Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of Specific Plan Amendment Application No. LR26-0139:

A. Some changes or additions to the EIR are necessary, but none of the conditions described in the State CEQA Guidelines Section 15162 calling for the preparation of a Subsequent EIR have occurred.

B. There are no substantial changes proposed by the amendments to the Specific Plan that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;

C. No substantial changes have occurred with respect to the circumstances under which the amendments to the Specific Plan are undertaken that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

D. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previously certified EIR was adopted, showing that: (a) the amendments to the Specific Plan will have one or more significant effects not discussed in the EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the EIR; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

Section 3. Further Findings. The Planning Commission, in recommending approval of Specific Plan Amendment Application No. LR26-0139, hereby finds, determines and declares that: Specific Plan Amendment Application No. LR26-0139 is consistent with the General Plan for the City of Temecula and with all applicable requirements of State law and other Ordinances of the City:

A. The proposed Specific Plan Amendment is consistent with the General Plan and Development Code.

The proposed Specific Plan Amendment conforms to the existing policies within the City of Temecula General Plan. Goal 1 Policy 1.5 requires the preparation of specific plans to achieve comprehensive planning and phasing of development and infrastructure. The proposed Specific Plan Amendment achieves this goal in that the amendments will strengthen the Uptown Specific Plan by providing clarifications and revisions designed to further achieve comprehensive planning and phasing of development and infrastructure in the specific plan area. The proposed Specific Plan Amendment also complies with all applicable Development Code standards required for Specific Plan amendments including Section 17.16.060

(amendments to approved plans) and Section 17.01.040 (relationship to the General Plan) and is consistent with the City of Temecula General Plan goals, policies, and objectives.

B. The proposed Specific Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed Specific Plan Amendment has been reviewed pursuant to the City's General Plan and all applicable State laws and has been found to be consistent with the policies, guidelines, standards, and regulations intended to ensure that the development within the Uptown Temecula Specific Plan area will be constructed and function in a manner consistent with the public health, safety, and welfare. The amendment won't be detrimental to the public interest, health, safety, convenience, or welfare of the City because the amendments mainly consist of clarification items to ensure consistency in how standards are applied and interpreted..

C. The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

The Specific Plan amendment will not require any physical modifications in order to be implemented. All appropriate infrastructure is already in place. Several of the proposed amendments are designed to allow the specific plan to be more consistent with the existing infrastructure. Other proposed amendments will provide clarifications to elements of the plan that will enhance usability of the document.

D. The proposed Specific Plan Amendment shall ensure the development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

Many of the proposed amendments are designed to ensure consistency with the existing built environment. In addition, other proposed amendments are designed to provide clarifications that will enhance the usability of the specific plan. Overall, the amendments will help ensure the development of a desirable character that will be compatible with future proposed development in the specific plan area.

Section 4. Recommendation. The Planning Commission of the City of Temecula hereby recommends that the City Council adopt an Ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS FOR THE AREA GENERALLY LOCATED ON WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET AND NORTH OF RANCHO CALIFORNIA ROAD, AND ADOPTING AN ADDENDUM TO THE CERTIFIED UPTOWN TEMECULA EIR (SCH #2013061012)". The Planning Commission recommends that the City Council amend the Uptown Temecula Specific Plan in substantially the same form as attached to this Resolution as Exhibit "A", and adopt the Addendum to the EIR attached to this Resolution as Exhibit "B".

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 6th day of May 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF TEMECULA)

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the foregoing PC Resolution No. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 6th day of May 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE UPTOWN SPECIFIC PLAN AND UPTOWN TEMECULA STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS FOR THE AREA GENERALLY LOCATED WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET AND NORTH OF RANCHO CALIFORNIA ROAD, AND ADOPT AN ADDENDUM TO THE CERTIFIED UPTOWN TEMECULA EIR (SCH #2013061012)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Temecula does hereby find, determine and declare that:

A. Long Range Planning Project No. LR26-0139, a Specific Plan Amendment Application (the "Project") was filed by the City in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as "CEQA").

C. Pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000, et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. § 14000, et seq.), the City is the lead agency for the Project.

D. In November 17, 2015, the City Council adopted the Uptown Specific Plan ("Specific Plan"). At that time, the City certified the Uptown Temecula Specific Plan Environmental Impact Report (EIR) (SCH #2013061012).

E. The City prepared an EIR Addendum for the project in accordance with CEQA Section 15164 of the State CEQA Guidelines.

F. On May 6, 2026, the Planning Commission held a duly noticed public hearing on the Project and considered the EIR Addendum, at which time the City staff and interested persons had an opportunity to, and did testify either in support of or opposition to this matter.

G. Following consideration of the entire record of information received at the public hearings and due consideration of the proposed Project, the Planning Commission adopted

Resolution Nos. 2026-_____, recommending that the City Council approve LR26-0139, and the EIR Addendum.

H. On _____, 2026, the City Council of the City of Temecula considered the Project and the EIR Addendum, at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The Council considered all the testimony, and any comments received regarding the Project and EIR Addendum prior to and at the public hearing.

I. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Environment Findings. The City Council hereby makes the following environmental findings and determinations in connection with the approval of Specific Plan Amendment Application No. LR26-0139:

A. Some changes or additions to the EIR are necessary, but none of the conditions described in the State CEQA Guidelines Section 15162 calling for the preparation of a Subsequent EIR have occurred.

B. There are no substantial changes proposed by the amendments to the Specific Plan that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;

C. No substantial changes have occurred with respect to the circumstances under which the amendments to the Specific Plan are undertaken that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

D. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previously certified EIR was adopted, showing that: (a) the amendments to the Specific Plan will have one or more significant effects not discussed in the EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the EIR; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

Section 3. Legislative Findings. The City Council in approving the hereby makes the following findings regarding the Specific Plan Amendment:

A. The proposed Specific Plan Amendment is consistent with the General Plan and Development Code.

The proposed Specific Plan Amendment conforms to the existing policies within the City of Temecula General Plan. Goal 1 Policy 1.5 requires the preparation of specific plans to achieve comprehensive planning and phasing of development and infrastructure. The proposed Specific Plan Amendment achieves this goal in that the amendments will strengthen the Uptown Specific Plan by providing clarifications and revisions designed to further achieve comprehensive planning and phasing of development and infrastructure in the specific plan area. The proposed Specific Plan Amendment also complies with all applicable Development Code standards required for Specific Plan amendments including Section 17.16.060 (amendments to approved plans) and Section 17.01.040 (relationship to the General Plan) and is consistent with the City of Temecula General Plan goals, policies, and objectives.

B. The proposed Specific Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed Specific Plan Amendment has been reviewed pursuant to the City's General Plan and all applicable State laws and has been found to be consistent with the policies, guidelines, standards, and regulations intended to ensure that the development within the Uptown Temecula Specific Plan area will be constructed and function in a manner consistent with the public health, safety, and welfare. The amendment won't be detrimental to the public interest, health, safety, convenience, or welfare of the City because the amendments mainly consist of clarification items to ensure consistency in how standards are applied and interpreted.

C. The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

The Specific Plan amendment will not require any physical modifications in order to be implemented. All appropriate infrastructure is already in place. Several of the proposed amendments are designed to allow the specific plan to be more consistent with the existing infrastructure. Other proposed amendments will provide clarifications to elements of the plan that will enhance usability of the document.

D. The proposed Specific Plan Amendment shall ensure the development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

Many of the proposed amendments are designed to ensure consistency with the existing built environment. In addition, other proposed amendments are designed to provide clarifications that will enhance the usability of the specific plan. Overall, the amendments will help ensure the development of a desirable character that will be compatible with future proposed development in the specific plan area.

Section 4. Specific Plan Amendment. The City Council hereby amends the Uptown Specific Plan to read as provided in Exhibit "A", attached to this Ordinance and incorporated herein as set forth in full. The City Council hereby adopts the Addendum to the certified Uptown Temecula EIR (SCH #2013061012).

Section 5. Severability. If any portion, provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining portions, provisions, sections, paragraphs, sentences, and words of this Ordinance shall remain in full force and effect and shall be interpreted by the court so as to give effect to such remaining portions of the Ordinance.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

Section 7. Notice of Adoption. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula
this day of , .

Jessica Alexander, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 2026- was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the day of , , and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the day of , , by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk

Proposed Amendments to the Streetscape and Sidewalk Improvement Standards

1. Chapter 3.0 Design Standards
 - a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - c. Section 3.2.3 Street Trees and Understory Planting – Remove all reference to Silva Cell for understory planting requirements
2. Chapter 4.0 Appendix
 - a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b. Section 4.1.1 Recommended Plan List by District – Remove the Fern Pine and replace it with...
 - c. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - d. Remove the Silva Cell requirements and the associated cut sheets
 - e. Replace the product cut sheets for pedestrian lights and streetlights

Proposed Amendments to the Uptown Temecula Specific Plan

3. Chapter 1 Introduction & Overview
 - a. Subsection 8 Appendices of Chapter B Plan Organization, add a reference to Appendix “G – Uptown Temecula Streetscape and Sidewalk Improvement Standards”

8. Appendices

The appendices include the following reference documents:

- A. Glossary of Terms
- B. General Plan Consistency
- C. Jefferson Avenue Study Area Market Assessment
- D. New Streets In-Lieu Fee
- E. Landscape Plant List
- F. Conceptual Case Studies
- [G. Uptown Temecula Streetscape and Sidewalk Improvement Standards](#)

4. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects

Table 1: Uptown Temecula Specific Plan - Phased Compliance Matrix		
Scope of Development Proposal	Corresponding Planning Application Type	Specific Plan Compliance Required
Any project that proposes the adaptive reuse of an existing building.	Adaptive Reuse Application	Adaptive Reuse Standards

A proposed change or modification to the exterior of an existing building without the addition of new square footage. ^{1,2}	Sign Permit Sign Program Minor Modification Major Modification	Architectural Design Guidelines
Building additions totaling 10% or less of the existing square footage on a project site in existence prior to the adoption of the Uptown Temecula Specific Plan. ²	Minor Modification Major Modification	<u>Relative to the new addition only:</u> - Architectural Design Guidelines - Signage Standards
Building additions greater than 10% and up to 50% of the existing square footage on a project site in existence prior to the adoption of the Uptown Temecula Specific Plan. ²	Major Modification	<u>Relative to the new addition only:</u> - Architectural Design Guidelines - Signage Standards - Building Type Standards - Frontage Type Standards - Building Placement Standards - Maximum Building Height Standards - Parking Placement Standards - Minimum Parking Space Requirements
Building additions greater than 50% of the existing square footage on a project site in existence prior to the adoption of the Uptown Temecula Specific Plan, or proposed additions which exceed 50% of the current market value of the existing structure (s) on a project site (as determined by an appraisal certification)	Major Modification	All specific plan requirements apply (including land uses)
New development proposals	Development Plan	All specific plan requirements apply (including land uses)
¹ Examples include: paint color changes, patio additions, addition of awnings, material changes, relocation of window and door, etc. ² All additions and/or modifications shall be cumulative over the projects life to prohibit piecemeal changes to development.		

5. Chapter 3: Land Use and Development Standards

- a. Table 3-1 Land Use Matrix – Amend the use matrix to implement the provisions of the Live Entertainment Ordinance (Ord. No. 2022-06)

List of Uses	UC	UHT	US	UA	WH-RO	CV	CV-CO	MCR-OS
Alcoholic beverages sales	See Municipal Code Section 17.10.020 Supplemental Development Standards Chapter 17.10 Alcohol							
Residential care facilities (seven to twelve) ²	-	-	-	-	C	-	-	-

Residential care facilities for the elderly (six or fewer) ²	-	-	-	-	P	-	-	-
Residential care facilities for the elderly (seven to twelve) ²	-	-	-	-	C	-	-	-
Residential-live/work	-	-	P	P	-	P	-	-
Restaurant (bona fide eating establishment) without the sale of alcohol	P	P	P	P	-	P	P	-
Restaurant (bona fide eating establishment) with the sale of beer and wine⁷	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	
Restaurant (bona fide eating establishment) with the sale of beer, wine, and distilled spirits⁷	C	C	C	C	-	C	C	-
Restaurant (bona fide public eating establishment) with entertainment (not including dancing)⁷	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	
Restaurant (bona fide public eating establishment) with entertainment and/or dancing⁷	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	

FOOTNOTES:

¹Subject to the Standards for Specific Uses outlined in Section 3.C.

² Subject to the State of California Department of Social Services licensing requirements.

³ Full-service hotels (see definition in appendix) of up to 8 stories in height are permitted by right in the Uptown Hotel/Tourism District.

⁴ Office uses are permitted above the first floor only. However, office uses may be permitted on the first floor when the office use does not directly front onto any street included any future street.

⁵ Residential uses are permitted above the first floor only.

⁶ All new development on a vacant parcel or redevelopment of a parcel within an Overlay area shall conform to the allowable uses of the Overlay as specified. Additionally, until such time that a parcel within an Overlay area is redeveloped by adding more than 50% of the existing square footage on the project site, or by proposed addition which exceeds 50% of the current market value of the existing structure(s) on site, (as specified in Table 2-2 of the UTSP), land uses within a legal non-conforming building may be those uses that are allowed within the underlying District, as specified in Table 3-1.

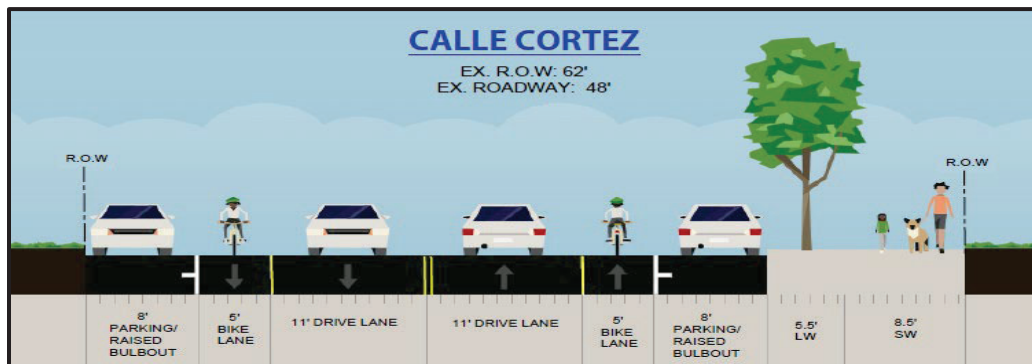
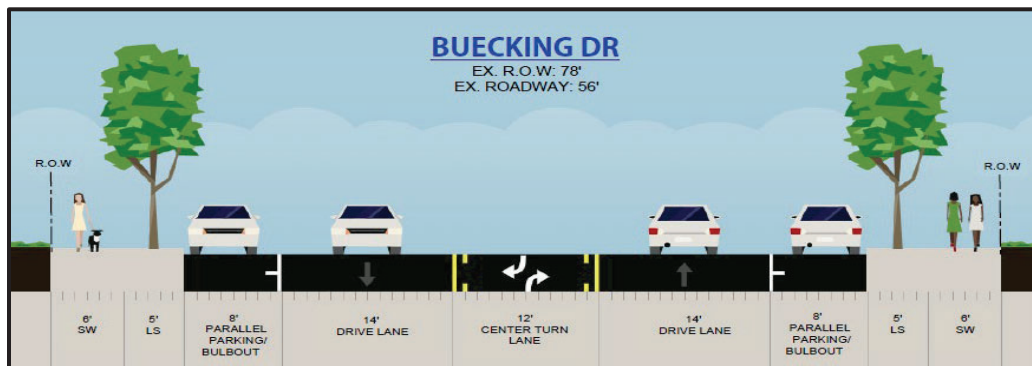
⁷ [Subject to the supplemental Development Standards in Temecula Municipal Code Chapter 17.10, 9.10 and 9.11](#)

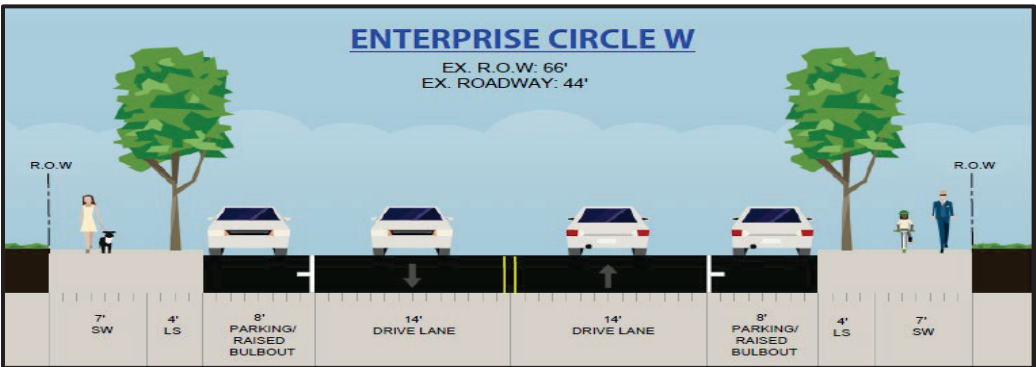
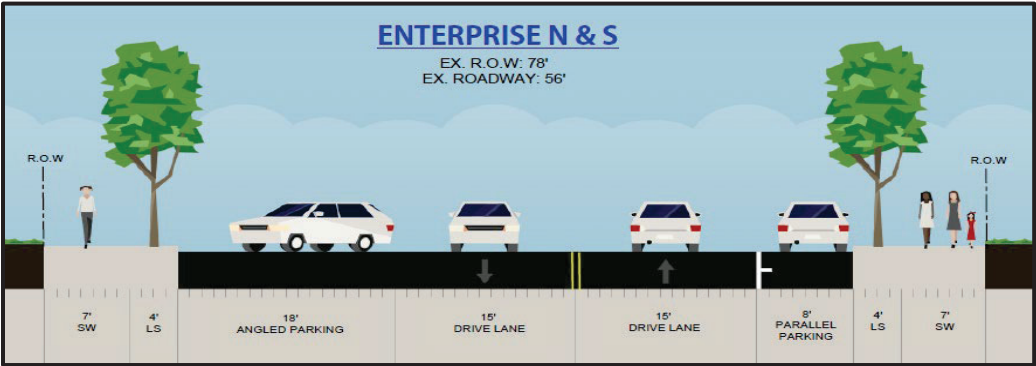
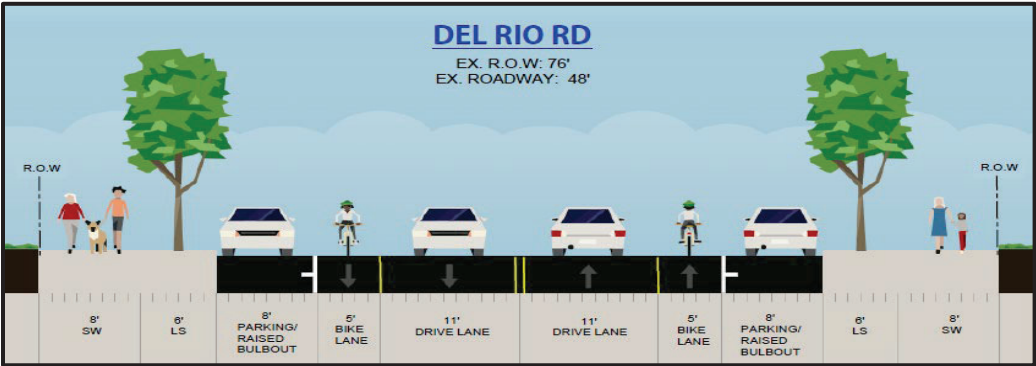
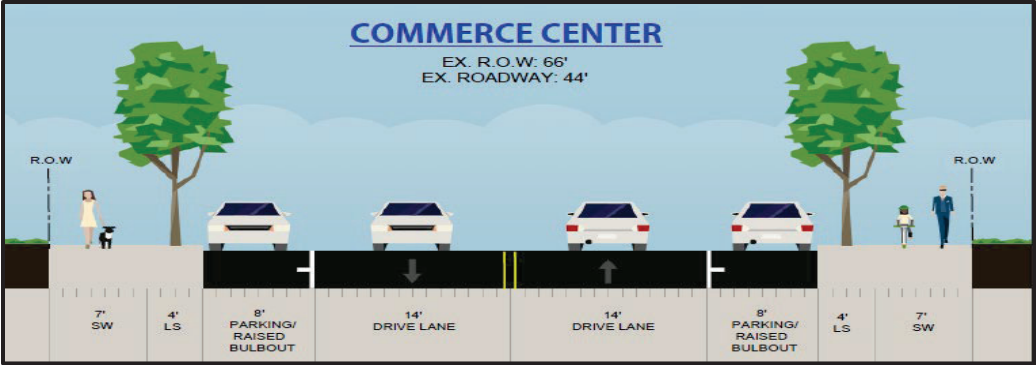
- b. Table 3-9 Parking Requirements – All Districts – include a requirement of all development to include 10% bicycle parking

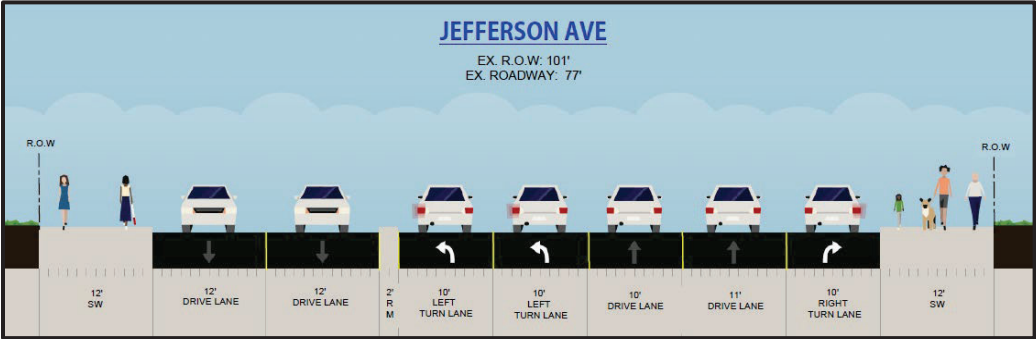
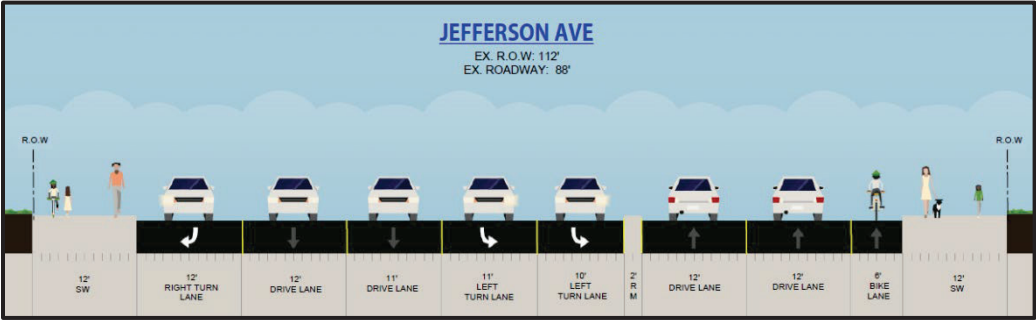
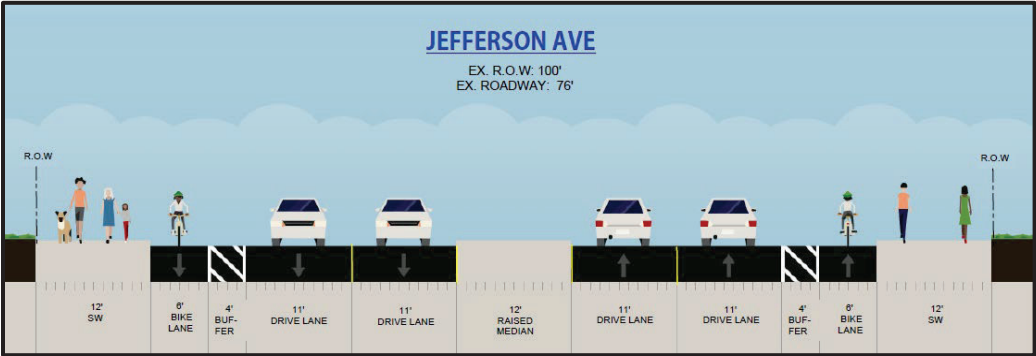
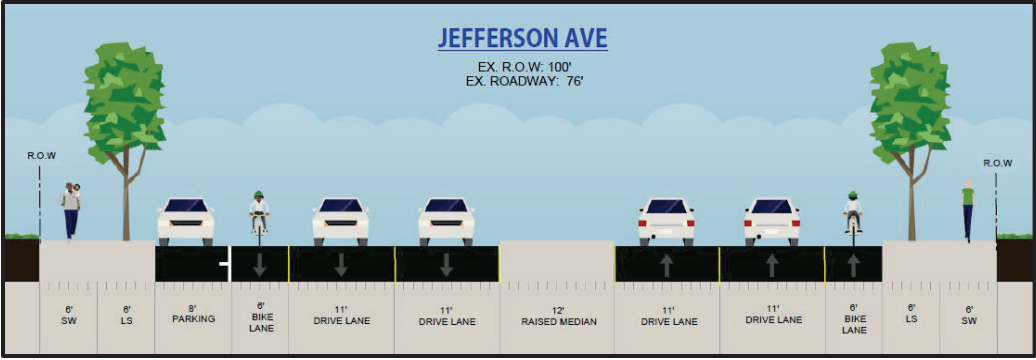
Table -2: Parking Requirements - All Districts	
Land Use	Required Parking Space Ratio
Residential²	1.75 spaces per dwelling unit
Retail/Service Commercial ^{1,2}	2.0 spaces per 1,000 SF GFA
Office²	2.0 spaces per 1,000 SF GFA

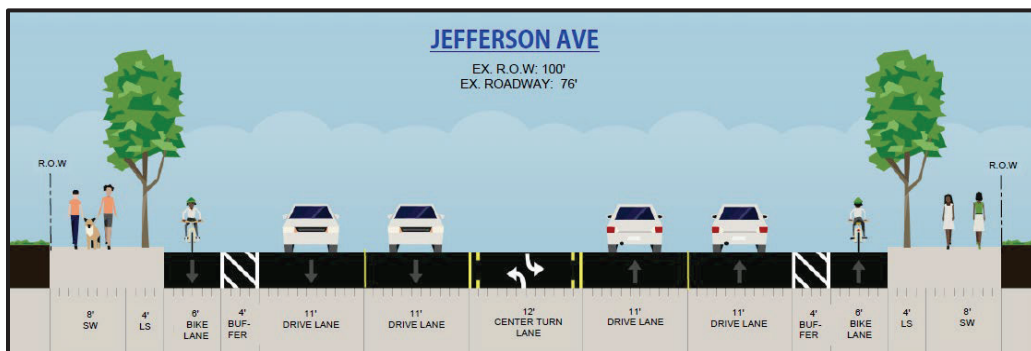
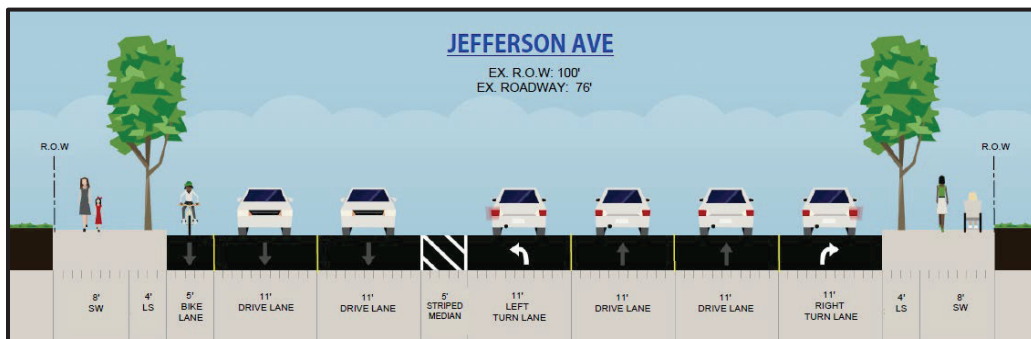
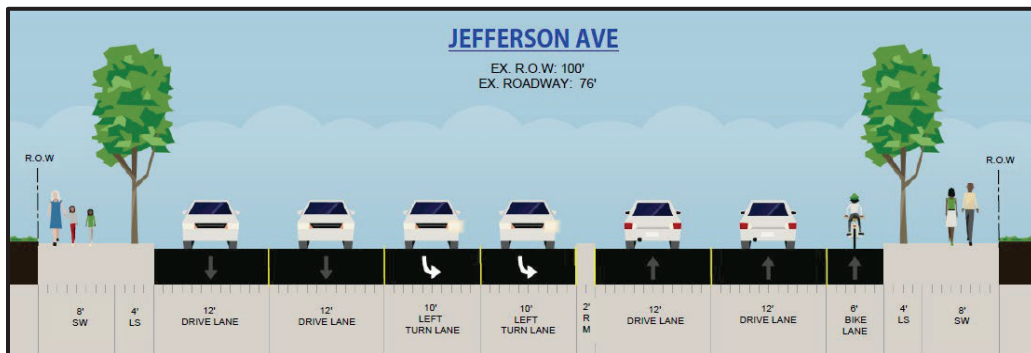
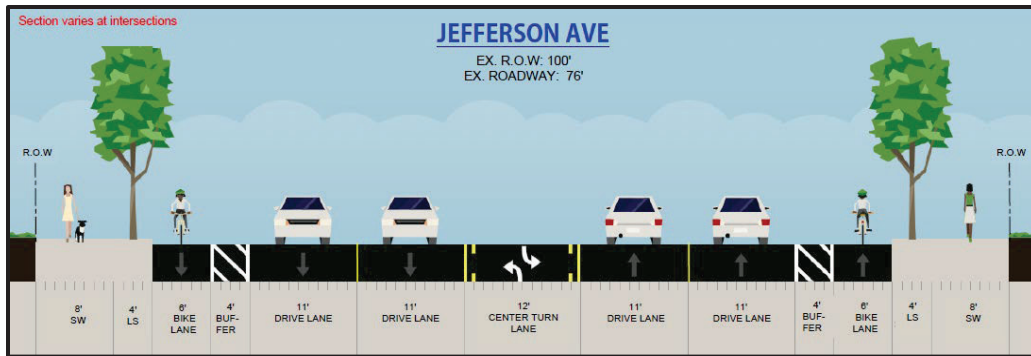
Hotel²	1.0 space per guest room or suite (ancillary conference rooms, meeting rooms and ballrooms within the hotel shall be parked separately at 2.0 spaces per 1,000 SF GFA)
Daycare, nursery school²	1 space per 2 employees, plus 1 space per 5 children, based on facility capacity
Elementary and junior high school (Kindergarten through eighth grade)²	1.5 spaces per classroom, plus 1 space per 5 fixed seats in auditorium, gymnasium or similar public assembly facility (35 SF = 5 fixed seats)
High school (ninth through twelfth grade)²	8 spaces per classroom
College or university²	1 space per employee, plus 4 spaces per 10 students based on maximum classroom capacity
Trade or vocational school²	2 spaces per 3 people based on maximum number of students and staff, or 1 space per 35 SF of instruction GFA
Religious Institution²	1 space per 3 fixed seats and 1 space per 35 SF of assembly (where there are no fixed seats) (without daycare or school uses)
¹ May require a parking analysis for certain uses where assembly or large number of customers are anticipated.	
² Bicycle parking shall be provided at a rate of 10% of vehicle spaces, with a minimum of ten (10) spaces	

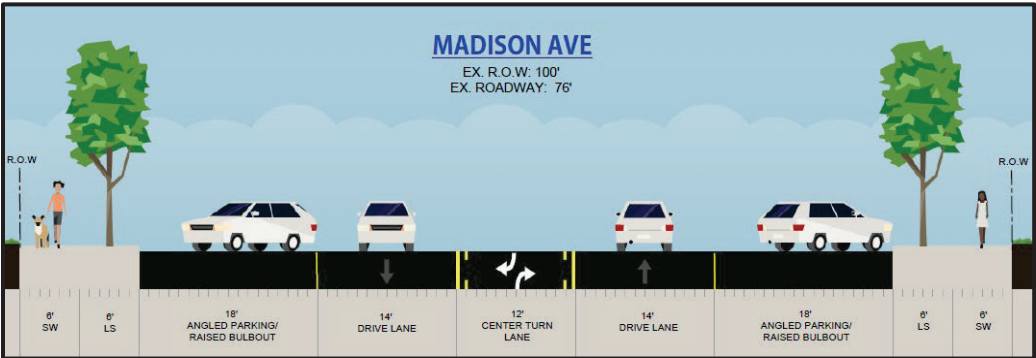
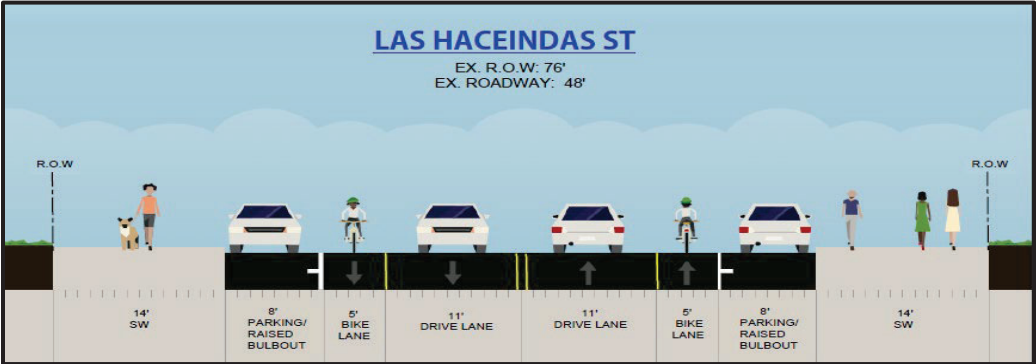
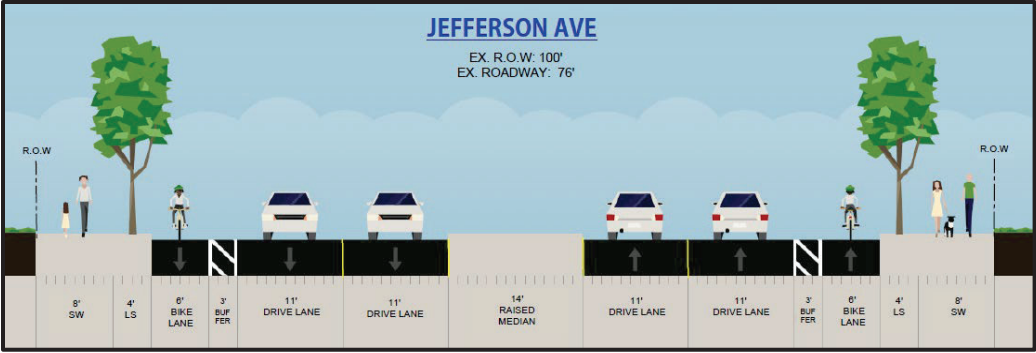
- c. Section I Street Cross Section Standards – Replace the existing street cross sections with the following:

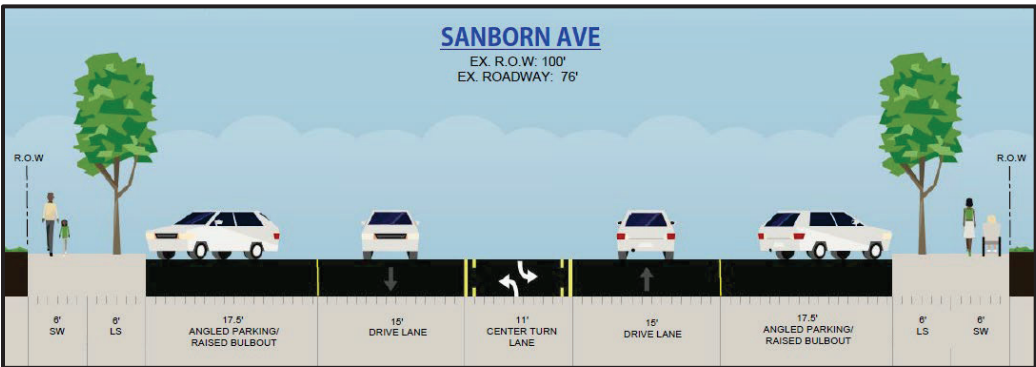
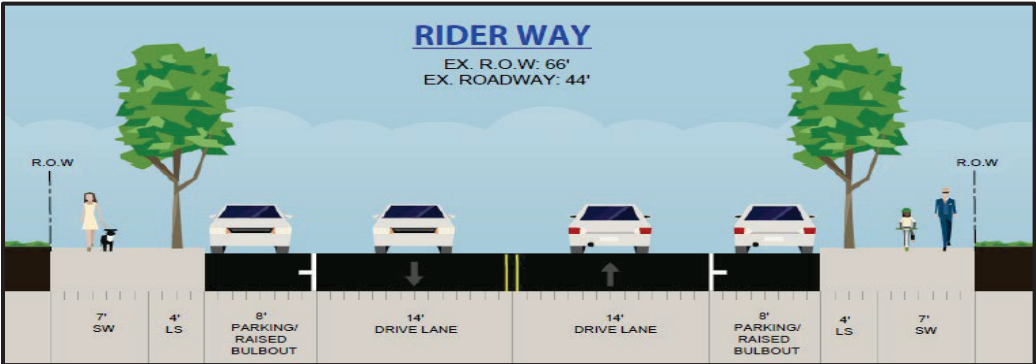
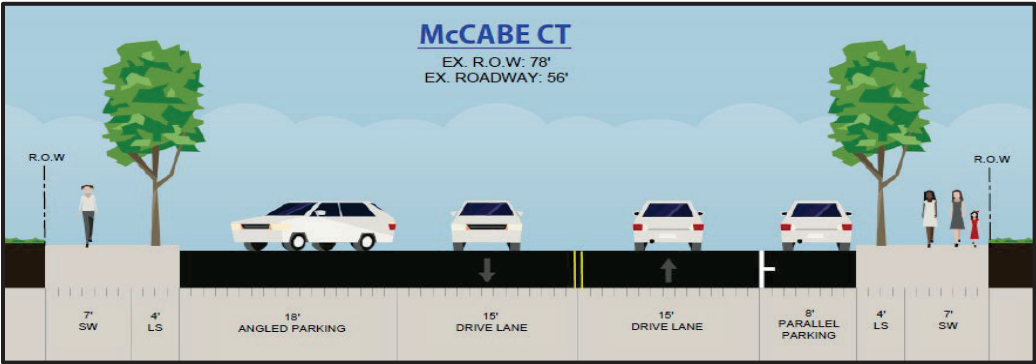
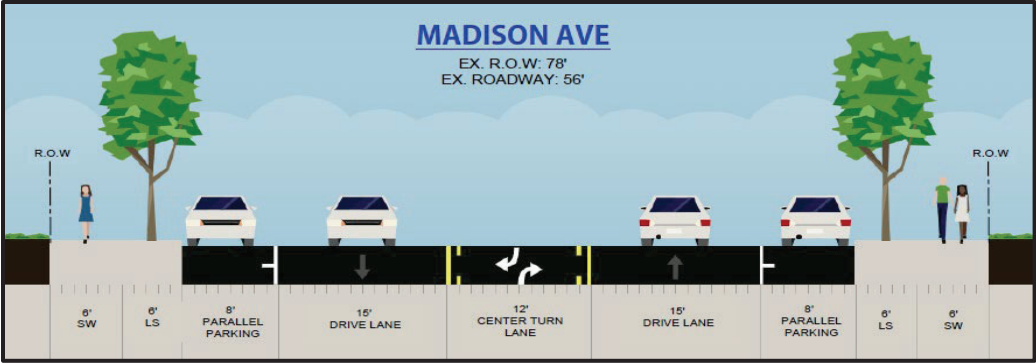


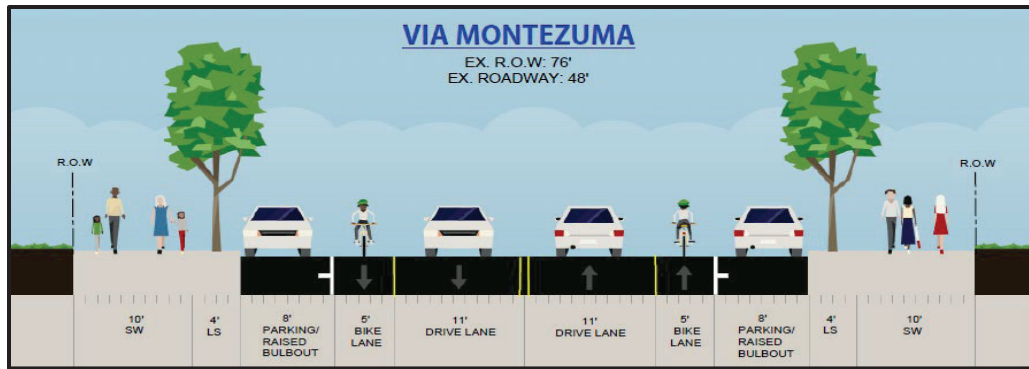












d. Section G Block and Circulation Standards – Add Subsection vii

vii. All development or redevelopment projects that propose or require for development any new street or roadway within the Uptown Temecula Specific Plan area shall submit, at the time of application, to the satisfaction of the Director of Public Works, a road alignment study which shall:

- Demonstrate alignment conformity to Exhibit 3-13: Proposed Future Streets; or
- Propose an alternative alignment, which shall demonstrate strict adherence to Table 3-14: Block Standards and provide equal or greater connectivity than Exhibit 3-13: Proposed Future Streets, to the satisfaction of the Director of Public Works.

e. Section G Block and Circulation Standards – Implement a new street naming convention for new streets

4. New Street Naming Convention

Identity and neighborhood character is a recurring theme and a goal of the community in the creation of this specific plan (Recommendation No. 3) and a well-planned street naming convention will enhance the unique character of the 6 distinct districts in this specific plan. Any new street constructed within this specific plan area shall be named accordingly:

i. All new streets that have primarily an East – West direction of travel shall continue the numbered street names originating in Old Town, starting with “7th Street”, the Southernmost East – West street proposed, and increasing in number by 1 (one) for each East – West street constructed north of the proposed “7th Street.”

ii. All new streets that have primarily a North – South direction of travel shall select a name for the street that relates to the district from which the new street originates. The name shall be of significant importance to the district from which it originates, such as, but not limited to:

- The name of a community leader, artist, musician or a person of historical significance
- The name of plants or animals shall be limited to those native to the local area
- Other names of significance, as approved by the Community Development Director

iii. When a street traverses through multiple districts within this specific plan area, the development project that first constructed or caused the construction of the road shall propose the name based on its district location within the specific plan and the naming convention in this section

v. All new streets, regardless of district or direction, shall submit, in writing, the proposed street name to the Director of Community Development for approval. It shall be the Community Development Director's sole discretion to approve and/or amend proposed street names within this specific plan area.

f. Section G Block and Circulation Standards – Change “hypothetical street grid” to “proposed street grid” throughout the section

5. Block Standards

In order to facilitate the urban development patterns and intensification of land uses that are envisioned for this specific plan, smaller blocks and additional streets are required. The following block standards work in conjunction with existing streets and the proposed ~~hypothetical~~ street grid desired for the specific plan area. For the purposes of implementing this section:

g. Exhibit 3-13 – Change the title of the exhibit from “Hypothetical Development of New Streets” to “Proposed Development of New Streets” and correct any reference throughout the section

Exhibit 3-13 illustrates the proposed ~~hypothetical~~ development of a street grid in future Uptown Jefferson. The sketch on the left illustrates the existing street grid, and the sketch on the right illustrates proposed ~~potential~~ future streets (dashed lines) that could be added to the existing network. The result is a network of smaller blocks which are more walkable and pedestrian-scaled.



- h. Exhibit 3-14 – Change the title of the exhibit from “Hypothetical Street Network” to “Proposed Street Network” and correct any reference throughout the section



Exhibit -2: Proposed ~~Hypothetical~~ Street Network

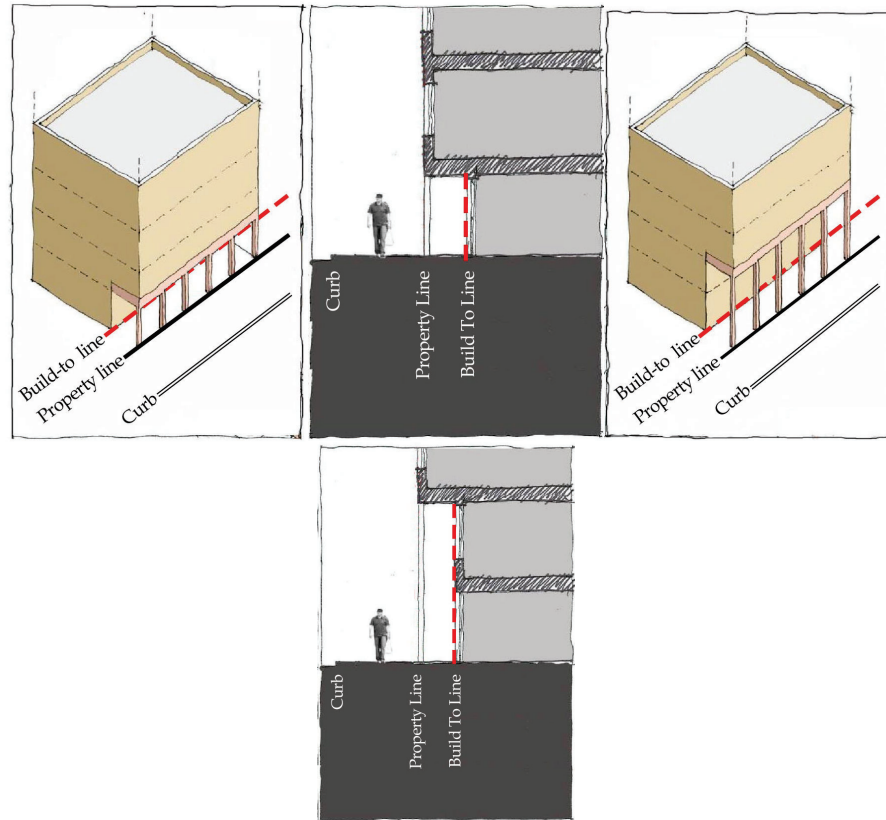
- i. Table 3-14 Block Standards – Add a reference to the bottom of the table referring to the road alignment study required for new roads and any deviation would require the written approval of the Director of Public Works

Table-3: Block Standards		
District Name	Maximum Block Length (any side)	Maximum Perimeter
Uptown Center (UC)	600 ft.	2,100 ft.
Urban Hotel/Tourist (UHT)	600 ft.	2,100 ft.
Transit/Sports District (US)	600 ft.	2,100 ft.
Urban Arts District (UA)	450 ft.	1,500 ft.
Creekside Village (CV)	450 ft.	1,500 ft.

New development projects that propose or require new roads as part of their development shall submit, at the time of application, to the Director of Public Works for approval, a road alignment study that either demonstrates conformity to Exhibit 3-13: Proposed Street Network or provides an alternative road alignment study which shall demonstrate strict adherence to Table 3-14: Block Standards and provide equal or greater connectivity as Exhibit 3-14: Proposed Street Network.

~~New development projects shall attempt to follow the conceptual street network shown on the Hypothetical Street Network as closely as possible (Exhibit 3-14). If it is not feasible to do so, as it may be in some cases, the developer must provide reasonable justification showing difficulty in following the conceptual street grid network and shall also propose an alternative street layout that follows the Block Size Guidelines. The alternative layout shall achieve a similar level of connectivity as the Hypothetical Block and Street Network.~~

- j. Item b) “Utility Furnishing Zone” of Subsection 1 “Establishment of Sidewalk Zones” of Section H “Sidewalk Standards” – Add item V and VI containing language to state that no utility fixtures are permitted above grade (visible) within the Utility Furnishing Zone
 - v. No utility fixtures are to be located within the utility furnishing zone without the written authorization of the Director of Public Works.
 - vi. Early coordination with utility providers is necessary for a satisfactory placement of required utility furnishings, lack of coordination on part of the applicant or developer shall not cause blight on the streetscape within this specific plan area. Written evidence of early consultation efforts will be required at time of submittal to the satisfaction of the Director of Public Works.
6. Chapter 4: Architectural Standards
- a. Exhibit 4-11 Allowable Frontage Types – Modify the graphics to show the correct building placement for Arcade and High Arcade frontage types



- b. Replace the term “Tall Arcade” with “High Arcade” for consistency throughout the chapter

3. High ~~Tall~~ Arcade Frontage Type

The High ~~Tall~~ Arcade frontage type is a façade that is similar to the Arcade frontage type, except the High ~~Tall~~ Arcade’s colonnade is taller than one story. Like the Arcade frontage type, the High ~~Tall~~ Arcade’s colonnade is also covered by upper stories. The ground floor façade is aligned at the build-to line and the upper stories extend out to the property line but do not encroach into the public right-of-way. The build-to line is shown as the solid red line in the following sketches. The High ~~Tall~~ Arcade frontage type is ideal for retail when the adjacent sidewalk is fully accessible from the colonnade so that pedestrians can easily access the retail uses. The walkway located under the High ~~Tall~~ Arcade shall be at the same grade as the sidewalk in order to allow for pedestrian access and flow between the public right-of-way and the area covered by the High ~~Tall~~ Arcade.

- c. Exhibits 4-18, 4-19, and 4-20 – replace “Tall Arcade” with “High Arcade” for consistency

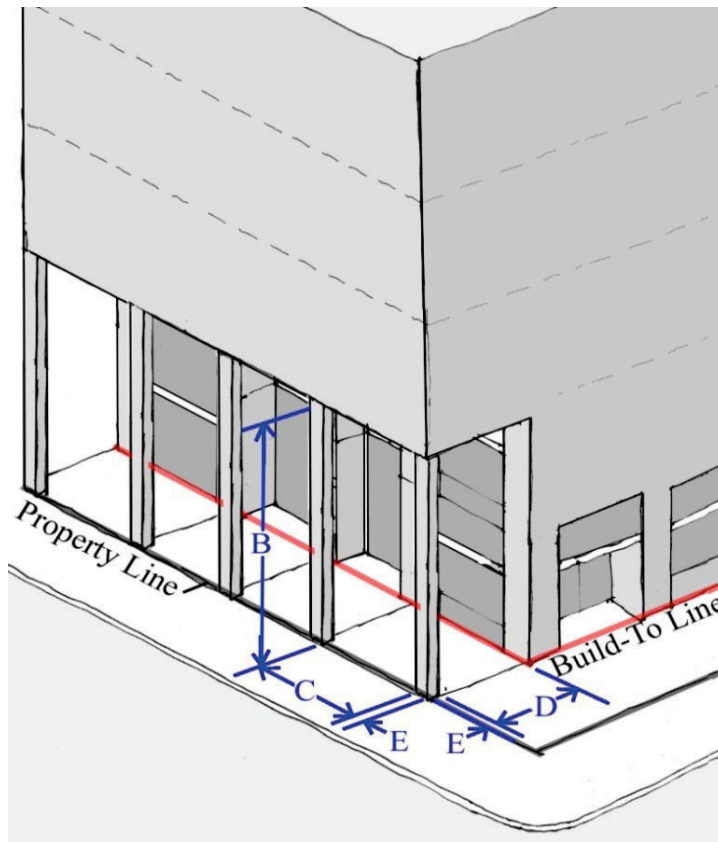


Exhibit-4: High Tall Arcade Isometric View

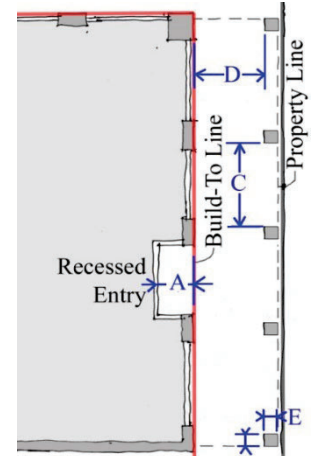


Exhibit -3: High Tall Arcade Site Plan View

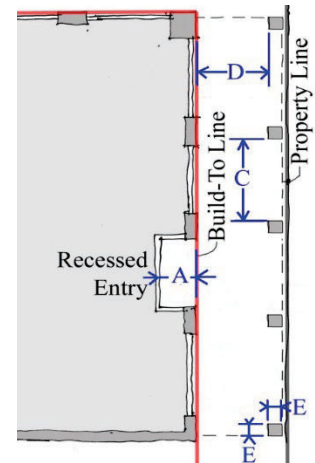


Exhibit-5: High Tall Arcade Cross Section View

7. Chapter 5: Design Guidelines

- a. Exhibits 5-3, and 5-4 – Modify the graphics to show the correct placement of the building on the Build To Line and Property Line.
- b. Section E Utility Guidelines – Add language to require early consultation with utility providers (water, electricity, and gas)
 - ix. Early consultation with Rancho California Water District shall ~~should~~ occur in order to ensure that equipment is placed in a manner that makes the least aesthetic impact. Such efforts shall be presented in writing to the satisfaction of the Director of Public Works at the time of application.
 - iii. Early coordination with Southern California Edison shall ~~should~~ occur in order to ensure that transformers are placed in a manner that makes the least aesthetic impact, and to ensure that transformers are well screened and in

compliance with utility provider's standards. Such efforts shall be presented in writing to the satisfaction of the Director of Public Works at the time of application.

v. Consultation with Southern California Gas regarding meter cabinet design guidelines and appropriate screening methods shall ~~should~~ occur early in the project design process. Such efforts shall be presented in writing to the satisfaction of the Director of Public Works at the time of application.

- c. Item b) Street Lighting of Subsection 3 Street Furnishings of Section I Streetscape Guidelines – As presently adopted, the spacing for streetlights is left to the discretion of the Director of Public Works. This proposed ordinance would specify the spacing of streetlights is sixty (60) feet or as determined by the Director of Public Works. This distance has proven effective for the ongoing development and shall be applied throughout the Specific Plan area

b) Street Lighting

- i. New streetlights shall be placed at sixty (60) foot intervals or as determined by the Director of Public Works.
- ii. Lighting shall comply with the Mount Palomar Lighting Ordinance

8. Appendix A: Glossary of Terms

- a. Update and expand the definition of "Restaurant" for compliance with the Live Entertainment Ord. (Ord. No. 2022-06)
 - i. "Restaurant (bona fide public eating establishment) without alcohol" means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods and nonalcoholic beverages prepared, served, and consumed on the premises. Entertainment establishments that allow dancing shall be considered a class III establishment.
 - ii. "Restaurant (bona fide public eating establishment) with beer and wine sales" means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, and wine prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer and wine sales, an establishment shall meet the following requirements:

1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.
2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of

operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.

4. No entertainment shall be provided without an active and valid entertainment license.
 5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.
 6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.
- iii. “Restaurant (bona fide public eating establishment) with beer, wine and distilled spirits” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, wine, and distilled spirits, prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer, wine, and distilled spirit sales, an establishment shall meet the following requirements:

1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.
2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.
4. No entertainment shall be provided without an active and valid entertainment license.
5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.
6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.

Notice of Public Hearing

THE CITY OF TEMECULA - 41000 Main Street- Temecula, CA 92590 – TemeculaCA.gov

A PUBLIC HEARING has been scheduled before the PLANNING COMMISSION to consider the matter(s) described below:

Case No.: LR26-0139

Applicant: City of Temecula

Proposal: An amendment to the Uptown Temecula Specific Plan and Uptown Temecula Streetscape and Sidewalk Improvement Standards to provide various clarifications and additions designed to enhance usability of the document.

Environmental Action: Pursuant to State CEQA Guidelines Section 15164, an Addendum to the EIR has been prepared, which concludes that the proposed changes, additions, or modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and/or mitigated in the Uptown Temecula Specific Plan Environmental Impact Report (EIR) that was certified in November 2015 (SCH #2013061012). None of the conditions in State CEQA Guidelines Section 15162 that require the preparation of a subsequent EIR are present, and no additional environmental review is required. If the project is approved, a Notice of Determination will be filed with the County Clerk of the Board.

Case Planner: Eric Jones, (951) 506-5115

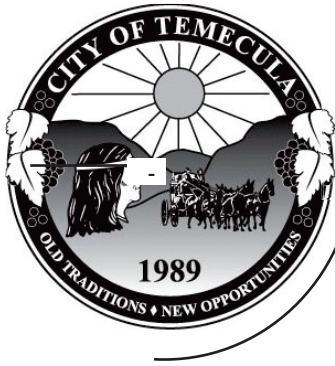
PLACE OF HEARING: 41000 Main Street, Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: May 6, 2026

TIME OF HEARING: 10:00 AM

The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – TemeculaCA.gov – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice. **Questions?** Please call the Community Development Department at (951) 694-6400.



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrclrec.com

_____, 2026

Supervising Legal Certification Clerk
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

SUBJECT: Notice of Determination for Long Range Planning Project No. LR26-0139, an amendment to the Uptown Temecula Specific Plan to provide various clarifications and additions designed to enhance the usability of the document

Dear Sir/Madam:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a receipt in the amount of \$2,966.75 for the County Administrative fee to enable the City to file the Notice of Determination for a Mitigated Negative Declaration. The City of Temecula is paying the \$50.00 filing fee under protest. It is the opinion of the City that the administrative fee has been increased in a manner inconsistent with the provisions of State Law. Under Public Resources Code Section 21152 and 14 California Code Regulations 1507, the County is entitled to receive a \$25.00 filing fee.

Please email a copy of the Notice of Determination within five working days after the 30-day posting to the email listed below.

Should you have any questions regarding this matter, please contact Eric Jones at (951) 506-5115 or email at eric.jones@TemeculaCA.gov

Sincerely,

Matt Peters
Director of Community Development

Attachments: Notice of Exemption Form
Electronic Payment - Filing Fee Receipt

City of Temecula
Community Development
Planning Division

Notice of Determination

TO: County Clerk and Recorders Office
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

FROM: Planning Division
City of Temecula
41000 Main Street
Temecula, CA 92590

SUBJECT: Filing of a Notice of Determination in compliance with the provisions of Section 21152 of the Public Resources Code

State Clearinghouse No.: EIR Addendum for SCH# 2013061012

Project Title: Uptown Temecula Specific Plan Amendment

Project Location: Generally located west of Interstate 15, south of Cherry Street, and north of Rancho California Road

Project Description: Long Range Planning Project No. LR26-0139, an amendment to the Uptown Temecula Specific Plan to provide various clarifications and additions designed to enhance the usability of the document.

Lead Agency: City of Temecula, County of Riverside

Contact Person: Eric Jones

Telephone Number: (951) 506-5115

This is to advise you that the City Council for the City of Temecula has approved the above described project on Month, Day, 2026 and has made the following determinations regarding this project:

1. The project will not have a significant effect on the environment.
2. That an EIR Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Program was not adopted for this project.
5. A Statement of Overriding Consideration was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

Pursuant to State CEQA Guidelines Section 15164, an Addendum to the EIR was prepared, which concludes that the proposed changes, additions, or modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and/or mitigated in the Uptown Temecula Specific Plan Environmental Impact Report (EIR) that was certified in November 2015 (SCH #2013061012). None of the conditions in State CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR are present, and no additional environmental review is required.

This is to certify that the Negative Declaration with comments, responses, and record of project approval is available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California, 92590.

Signature: _____
Matt Peters, Director Community Development

Date: _____